

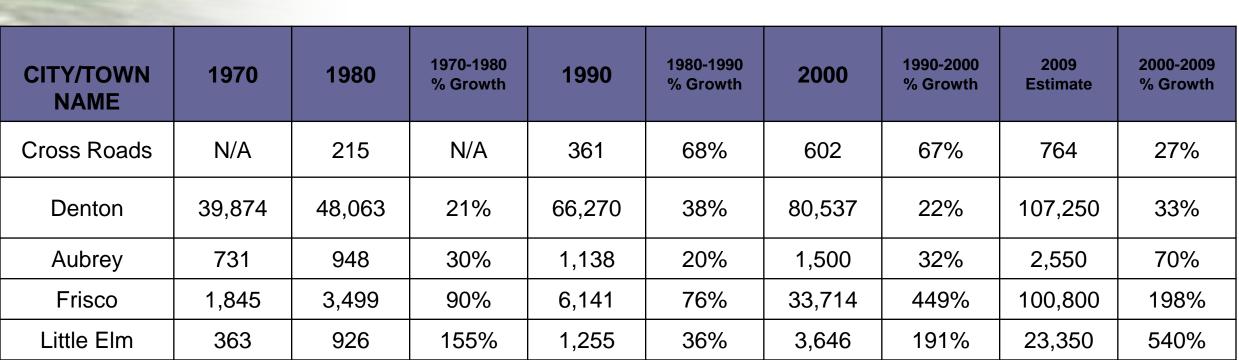
## The Town of Cross Roads Comprehensive Plan 2009

Policies, Goals and Implementation Strategies

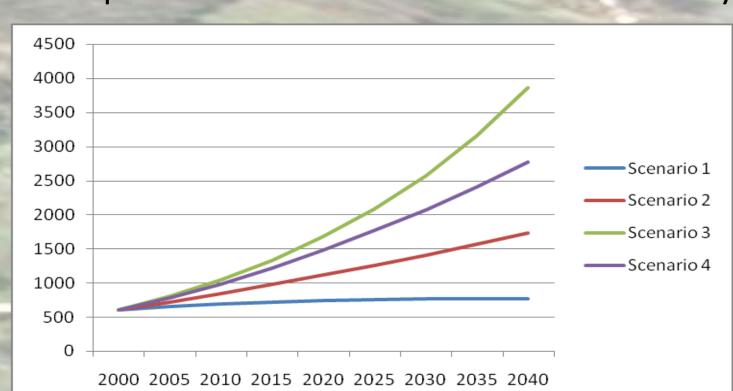
Population and the growth of the community drives how land use and service delivery policies are put into place and implemented. These population figures have been derived from the North Central Texas Council of Governments and US Bureau of Census Data.

The numbers reflect a steady growth for Denton County and surrounding communities around the Town of Cross Roads

## Cross Roads and Surrounding City Population Growth



## Projected Population Growth based on Denton County Growth Rates



The Texas State Data Center projects populations for Texas counties based on various scenarios of past growth trend analysis coupled with a baseline cohort survival methodology of aging the current population and natural increase/decrease of a population based on birth and death rates. The Center then runs their projections through several scenarios based on recorded trends of population increases including growth rates from previous decades, half percentage projections and growth rates from the previous five years.

Projected Population Growth based on Holding Capacity of Existing Land Use

Land Use	Acreage (est)	Percent of Total	Potential New Units if Developed	if Potential New	
Agricultural	1167.02	28.05%	1223	3180	
Vacant Other	565.34	13.59%	565	1470	
Single Family	1163.29	27.97%			
Church	60.88	1.46%			
Commercial	225.63	5.42%			
Government	5.84	0.14%			
Homestead Agricultural	713.85	17.16%			
Mining	77.90	1.87%			
Transportation/Lake Area	179.86	4.32%			
Total	4159.60		1788	4650	

Calculations for the holding capacity model were created using a windshield survey and aerial images of Cross Roads data. Existing land use data from the Town that is assigned as vacant (potential to be developed) is compared with existing zoning and developed properties. A sum of the total vacant land area and properties which may be agricultural now, but could have the potentiality for redevelopment in the future is then created. For each area, a total potential number of housing units is assigned based on the maximum number of units (or minimum lot size) allowed within the Town. Cross Roads has indicated that the minimum lot size for new housing units was to be maintained at one unit per acre to preserve spacing, value and rural feel. Legend Housing units are then multiplied by the observed average Cross Roads City Limits household size for owner-occupied units to indicate a population Existing Land Use

Agricultural

Government

Openspace Single Family Vacant/Other Lake Areas

/ Highways

FEMA 100 Yr Floodplain

projection.

Town of Cross Roads Existing Land Use 2009

Identification Area: Land Use – Implementation Goals and Policies Implementation Timing Priority Implementation **Goals and Policies Major Implementation Tools** Responsibility/Participants 1-2-3 1-2 Yrs 2-5 Yrs >5 Yrs Agricultural Development Goal: Preserve the rural character by maintaining a balance between the expanding urban area and the rural nature of the Existing agricultural resources should be preserved whenever possible. Allow a minimum of one (1) acre lot size residential subdivisions only Development regulations / Council when appropriate utilities are available. Larger lot (2 acres or larger) residential developments may develop with private wells or municipal New residential construction shall reflect the low density housing of the existing community. Residential Development Goal: Ensure housing development is compatible with existing and adjacent land uses and has access to key community features and natural features. Residential zoning districts shall ensure minimum one (1) acre lot size, dimensions, and development guidelines for appropriate densities, green spaces, and trail connections throughout the community. Ongoing Administrative Undeveloped single-family residential lands shall be developed compatibly with surrounding development and in a manner Revisiting and potential revision of Consider the uniqueness of the areas of the community including the subdivision ordinance. horse raising areas, Cross Timbers areas adjacent to the lake, and the agricultural areas throughout the town. Protect low density and rural residential areas from incompatible or higher intensity commercial use or maintain adequate buffering (use of natural corridors, for example) from such uses. Commercial Land Use Goal: Expand and diversify the Town's sales tax base by appropriate commercial development as depicted on the Future Land Use Rezoning decisions for focused additional commercial Create a cohesive identity for Cross Roads commercial areas along US 380 through a comprehensive zoning ordinance defining location, density and design guidelines. Strategic plan for economic Identify other commercial areas which might serve to provide more development dispersal within the community including along US 377 and FM 424. Support and promote existing and new businesses that are viable and Strategic plan for business responsive to the needs of the community. Explore programs to provide assistance to retain existing business and attract new business

	Major Implementation Tools	Implementation	Priority 1-2-3	Implementation Timing		
Goals and Policies		Responsibility/Participants		1-2 Yrs	2-5 Yrs	>5 Yrs
ervices Goal: New Town services should be planned and designed to be eflective of anticipated population growth and sales tax revenue.	Coordinate with comprehensive plan a parks and trails plan.					
<ol> <li>Public open space, trails and parks are important to build community identity. The Town wishes to provide a central gathering focus for the community.</li> <li>Public safety of community residents and property are of utmost concern. The Town will continue to evaluate best practices and financial resources to ensure adequate fire and police protection to the community.</li> <li>The Town will continue to coordinate with municipal water utilities to manage growth and ensure capital stability to provide adequate public infrastructure.</li> <li>Develop annexation guidelines that can be used by the Town to examine all opportunities of future voluntary annexation into the Town. The guidelines should include the amount of additional Town services required to adequately serve the additional population and land area. Additionally, the Town should enter into discussions with adjacent municipalities to determine appropriate ETJ boundaries.</li> <li>In order to serve the needs of the community, the Town may allow the development of new professional service establishments such as doctors, lawyers and real estate offices. Those uses should be located within the commercial corridors identified on the Future Land Use Map but should not impede or be at the detriment of commercial development.</li> </ol>	<ul> <li>Examine operating budget and grant possibilities for funding public safety department.</li> <li>Create annexation plan for future voluntary annexation areas.</li> <li>Coordinate with the City of Krugerville regarding ETJ boundary agreements south of Arvin Hill Road.</li> <li>Coordinate with municipal water utility by regular attendance to utility meetings and capital budget preparation.</li> <li>Work with Aubrey Fire Department to place a fire</li> </ul>	Town Municipal Water Utilities	2	X		

## Ten Point Planning Framework A Policy Vision for Future Growth in the Town of Cross Roads

- 1. Continued Managed Growth within the Incorporated Area As the population increases in the unincorporated areas of Denton County, the next twenty years worth of growth (particularly commercial growth) within the Town of Cross Roads shall be managed through land use control and management of supporting infrastructure to handle the additional growth and to ensure adequate sales tax to maintain a policy of no city property taxes.
- 2. Natural Resource Protection The Town of Cross Roads residents place a high value on the protection, enhancement and character of open spaces, conservation of trees and environmentally sensitive areas located within the community.
- rural and agrarian use of the land. The Town recognizes the need to continue this tradition through the preservation and management of existing agrarian uses and their contribution to the economic and cultural vitality of the community. Agrarian uses provide jobs, preserves rural character, scenic views and wildlife habitats.

3. Continued Agricultural Identity – The history and character of the Town of Cross Roads is forever connected to the

- 4. Sense of Community and Sense of Place Development Quality Distinctive and coordinated development which enhance a sense of place and an identity to the Town is required through architectural requirements along our commercial corridors. Developed areas should emphasize the connection between commercial and civic uses.
- 5. Housing Choice The Town of Cross Roads recognizes the desire of its residents to live within a community which connects to the rural and cultural nature of the area. New housing should be reflective of a low-density (one acre net or larger lot size) development patterns which reflect the limited amount of available infrastructure.
- 6. Fiscal Responsibility Adequate and Cost Effective Public Services The Town of Cross Roads has sought to find a management style which allows limited intrusive local government, while providing essential services to its citizens. The Town wishes to continue to practice traditional conservative fiscal values while investigating certain expansion of services with limited impact on residents.
- 7. City / County Coordination The Town of Cross Roads recognizes its significant relationship to Texas Department of Transportation, Denton County and the required coordination with those agencies to provide services to the Town's Population.
- 8. Public Services and Utilities Coordination The Town of Cross Roads is dependent of the continued economic and organizational coordination to manage growth and population with the local providers of municipal and franchise infrastructure and utilities.
- 9. Quality Transportation The Town of Cross Roads is committed to the continued study of development impact on its major and minor arterials linking its residents to the greater region as a whole. The Town will coordinate with Denton County and the Texas Department of Transportation to ensure the continued maintenance and demand capacity of its road network system. The Town will also require access management where appropriate.
- 10. Predictability and Public Involvement The Town of Cross Roads is committed to making development decisions fair, predictable and cost effective by encouraging community and stakeholder information sharing, problem solving, and collaboration in the decision making process.

